

**April 23, 2015**

**I. Meeting with Staff**

**II. Public Hearings:**

<b>Case:</b>	<b>1</b>
File Number:	V-079-14-15
Case Type:	Area Variances
Applicant:	Dayne Kofod
Address:	525 West Avenue
Zoning District:	M-1 Industrial District
Quadrant:	SW
Purpose:	To add accessory passenger vehicle sales to the existing repair operation, not meeting certain requirements for vehicle sales or parking.
Enforcement:	Yes
Code Section:	120-153; 120-173
SEQR:	Unlisted
Lead Agency:	Director of Planning and Zoning
<b>Case:</b>	<b>2</b>
File Number:	V-080-14-15
Case Type:	Area Variance
Applicant:	Engin Ozkan
Address:	1709 Clifford Avenue
Zoning District:	C-1 Neighborhood Center District
Quadrant:	SE
Purpose:	To install a 4' x 6' hanging sign and a 2' x 6' attached sign for "Goodman Hots and Pizzeria", thereby not meeting certain sign requirements.
Enforcement:	No
Code Section:	120-177
SEQR:	Type 2
<b>Case:</b>	<b>3</b>
File Number:	V-081-14-15
Case Type:	Area Variance
Applicant:	Amarjit Badesha, St. Paul Convenience Store
Address:	994 St. Paul Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	To install an 11' tall detached sign that provides LED gas pricing and has a sign face that is 5' x 4', thereby not meeting certain sign requirements.
Enforcement:	No
Code Section:	120-177
SEQR:	Type 2

**Case:** 4  
File Number: V-082-14-15  
Case Type: Area Variance  
Applicant: Chris Spinelli, Roc Brewing Co.  
Address: 54-56 S. Union Street  
Zoning District: R-3 High Density Residential District  
Quadrant: SE  
Purpose: To establish an outdoor seating area in front of the building for Roc Brewing Co., thereby expanding a nonconforming use.  
Enforcement: No  
Code Section: 120-199  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 5  
File Number: V-083-14-15  
Case Type: Area Variance  
Applicant: Felicia Cole  
Address: 59 Pollard Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To install a driveway that is 10' x 29' and results in front yard parking.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case:** 6  
File Number: V-084-14-15  
Case Type: Area Variance  
Applicant: John A. Caselli  
Address: 112 Southview Terrace  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To raise the roof of an existing two-family dwelling, thereby expanding a non-conforming use.  
Enforcement: No  
Code Section: 120-199  
SEQR: Type 2

<b>Case:</b>	<b>7</b>
File Number:	V-085-14-15
Case Type:	Area Variance
Applicant:	Frank Imburgia
Address:	186 Atlantic Avenue
Zoning District:	M-1 Industrial District
Quadrant:	SE
Purpose:	To construct a 19,500 square foot, one-story brewery building (Three Heads Brewing), that does not meet certain non-residential building standards or parking regulations.
Enforcement:	No
Code Section:	120-159; 120-173
SEQR:	Unlisted
Lead Agency:	Director of Planning and Zoning

Written comments may be submitted by **April 22<sup>nd</sup>, 2015** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14614, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)